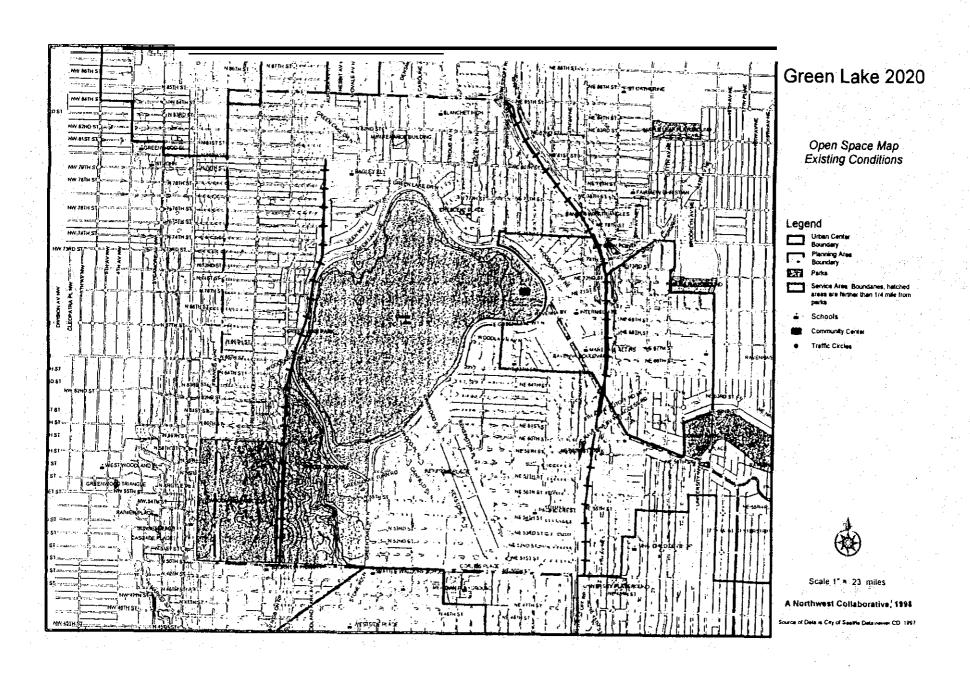
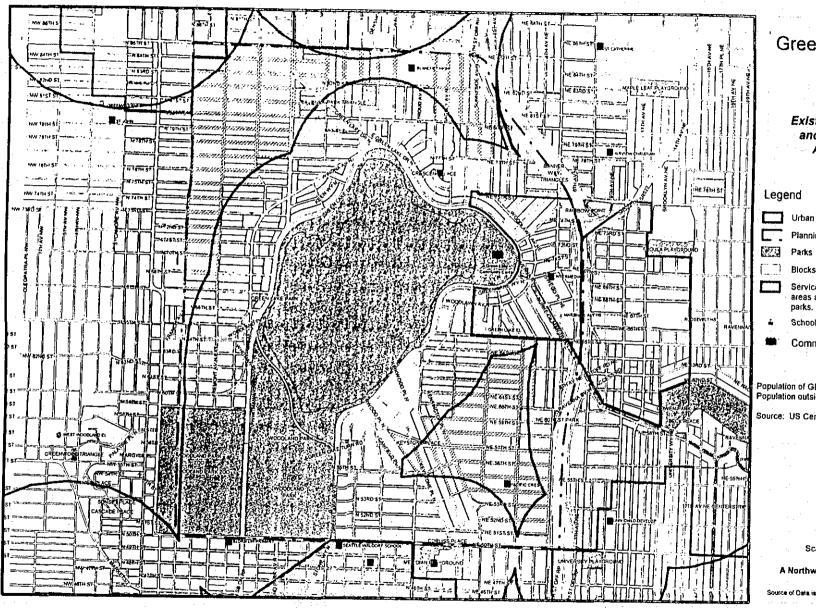
Appendix D. Additional Maps

Open Space Map, Existing Conditions

Existing Open Space and Service Areas Analysis Map





Green Lake 2020

Existing Open Space and Service Areas Analysis Map

Legend

Urban Village Boundary

Planning Area Boundary

Blocks

Service Area Boundaries; halchareas are farther than 1/4 mile fr-

Community Center

Population of GL2020 Planning Area 15 Population outside 1/4 mi. service area 5

Source: US Census, 1990



Scale 1" = 23 miles

A Northwest Collaborative, 1998

Source of Data is City of Seattle Dataviewer CD *

Appendix E. Zoned Capacity Analysis Narrative

Zoned Development Capacity in the Green Lake 2020 Neighborhood Planning Area.

Zoned Development Capacity refers to the amount of residential development (measured in additional housing units) and non-residential development (measured in square feet)that could be added under the City's <u>current zoning</u>.

Estimates of development capacity describe the size of the container, not how much will be poured into it. These estimates do not take into account site constraints, availability of financing, market conditions or the capacity of the infrastructure including roads and utilities.

Development capacity is not a prediction that a certain amount of development will occur in some fixed time, or that it will ever occur it is just a prediction on how much could occur under the current zoning.

The King County Zoned Development Capacity Model

The Zoned Development Capacity model is a computer model that operates on a database containing information about each parcel of land. The parcel is the unit of analysis. The data used was supplied by the City of Seattle's (on a CD-ROM) and was originally gathered by King County. The data is current as of February, 1997.

The major variables that the model considers are:

- · zoning and height limits
- lot size
- the current land uses of buildings
- · the land and building valuations
- · the ratio of the units currently on the property to the number that could be developed

The overall procedure of the model is to look at each parcel and either remove it from consideration for redevelopment (by setting its redevelopable unit count to zero) or to calculate its redevelopment based on the identified parameters. Any one of the variables can stop redevelopment of a parcel. For instance, a parcel that is too small will not be redeveloped; neither will a parcel containing a park or a school. So the properties that "get through" the model are ones with a relatively high likelihood of actually being considered for redevelopment. This model is geared to "think" like a relatively conservative, risk-averse property owner. More detailed information on the model and its assumptions can be found in the document titled: Comprehensive Plan Zoned Development Capacity, developed by the City of Seattle's Office of Long-range Planning, November 1991.

If a parcel is identified as being "redevelopable", the number of <u>additional</u> units that could be built on that parcel is calculated. The additional unit capacity for all properties is then totaled to give the additional capacity for the entire study area.

Zoned Development Capacity in Green Lake

The zoned development capacity model that was run for Green Lake looks at the capacity for the "residentially-enabled" zones. In Green Lake's planning area these zoning areas include the primarily lowrise multifamily and low-density commercial zones. The following table displays the existing zoning with the corresponding amount of additional unit capacity.

Zoned Development Canacity Chart for the Green Lake 2020 Neighborhood Blanding Area

| Code | Towns of the second sec | Auditional Unit | INUTES |
|-----------|--|--------------------|--|
| 5000 | size of 5000 sf | 0 | There is no additional capacity for SF lots measuring 5000 sf in size. |
| L1 | Lowrise 1 zoning is characterized by townhouses in scale with single family surroundings. The density limit is 1/1600(6 units/9,600 s.f. lot). | 72 | Additional Capacity in the L1, L2 and L3 Zones. The greatest amount of additional capacity for lowrise residential 1 development is located primarily in Green Lake's Residential Urban Village located on the east side of Green Lake. Additional |
| L2 | Lowrise 2 is characterized by a variety of multifamily housing. The density limit is 1/1200 (8 units/9,600 sf lot). | 101 | capacity exists in the neighborhood commercial area on the north end of lake near the intersection of Green Lake Dr. N. and W. Green Lake Dr. N. and around the intersection of Winona |
| L3 | Lowrise 3 is characterized by moderate scale multifamily housing. The density limit is 1/800(12 units/9,600 s.f. lot). | 290 | Ave. N. and N. 73rd St. |
| L1/ RC | Lowrise I/Neighborhood Commercial. This zone allows for commercial on the groundfloor and residential above. | 17 | Additional Capacity in the L1/RC, L2/RC and L3/RC Zones. Additional capacity in this zone is located in similar areas to the |
| RC. | | 10 | togo tronger flyttigen i de skriver og til skriver og de |
| RC | 3 | 15 | |
| | purpose commercial structures. Max. 4000 sf for most uses, 10.000 sf for multipurpose convenience stores and medical offices. | 96 | Additional capacity in the NC1, NC2, and NC3 Zones: Additional capacity in the neighborhood commercial areas provides for the greatest amount of additional capacity. Again the primary areas for this additional capacity takes place in the Residential Urban Village, the neighborhood commercial area |
| NC2 | Neighborhood Commercial 2 - includes single purpose commercial structures, multistory mixed use. Max. 15,000 sf for most uses, 50,000 sf for multipurpose convenience stores. | 257 | along the north side of the lake; the area around Winona Ave. N. and N. 73rd St.; a few units around Meridian and NE S6th St.; and additionally some areas along Aurora Ave. N. The model clearly shows that the greatest amount of additional development capacity is available in neighborhood commercial zones |
| | commercial structures, multistory mixed use. No size limits for most uses; 50,000 sf for multipurpose convenience stores | 500 | |

(The zoning Descriptions in this chart are an abbreviated description of what the zoning allows. For more information on the specific zoning category, please refer to the City of Seattle's Department of Construction and Land Use (DCLU)Zoning Charts. available through DCLU at 684-8850)

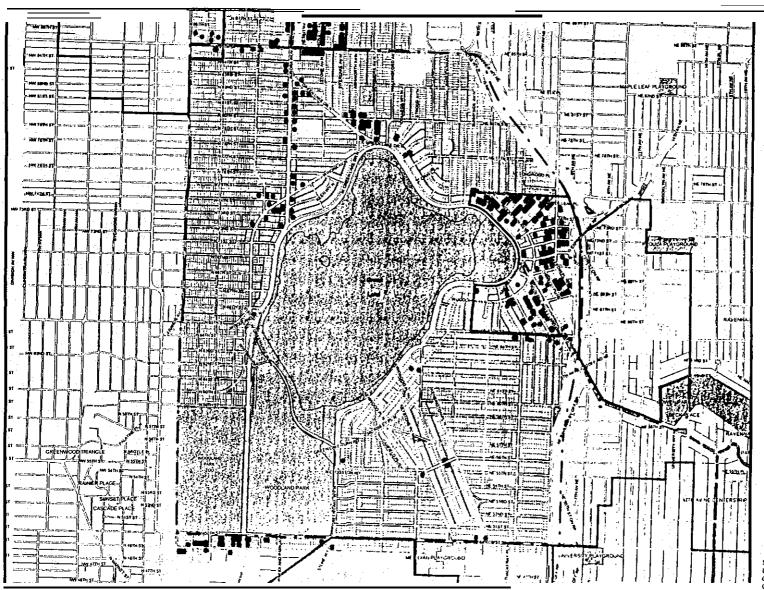
Summary of Conclusions

The conclusions that we can draw upon by running the zoned development capacity model are displayed on the accompanying maps and summarized below. The first map titled, Green Lake 2020, Parcels with Additional Unit Capacity, is in black and white and indicates with a dot the parcels that have additional residential unit capacity. On the right margin of this map a table shows the different zoning categories and the corresponding number of additional units by zone. The second map entitled, Green Lake 2020, Land Use and Development Potential within the Green Lake 2020 Planning Area. also shows dots indicating parcels with additional development capacity but in addition this map shows in color the general types of land use in the planning area.

- There are 1792 units of additional residential capacity in the Green Lake 2020 planning area. The zoning areas with the most significant opportunity for growth are in the L1. L2 and L3 zones and the NC1. NC2, and NC3 zones.
- 463 are located in L1, L2 and L3 zones; 44 in the L1/PC, L2/RC and L3/RC zones; and 853 in the NC1, NC2, and NC3 zones.
- There is no additional capacity for housing in the single family zones with lots that have a minimum of 5000 sf.
- The greatest percentage of additional capacity for residential development occurs in the Residential Urban Village area. This is shown on the accompanying map by the number of dots identifying parcels with additional unit development capacity.
- The other areas that indicate additional residential capacity are located in the neighborhood commercial area on the north side of the lake near the intersection of Green Lake Dr. N. and W. Green Lake Dr. N.; around the intersection of Winona Ave. N. and N. 73rd St.; along Aurora Ave. N.; and a few units near the Meridian and NE 56th St. neighborhood commercial area.

This summary document has been compiled by Page Crutcher of A Northwest Collaborative using the following sources:

Source information: Tim Rood, Ravenna Planning Associates paper titled "The Workings of the Zoned Development Capacity Report and Model"; the City of Seattle's Office of Long-range Planning, Comprehensive Plan Zoned Development Capacity, November 1991; the City of Seattle's Department of Construction and Land Use Zoning Charts; Green Lake 2020, Parcels with Additional Unit Capacity Map and Green Lake 2020, Land Use and Development Potential within the Green Lake 2020 Planning Area, Map by Ravenna Planning Associates as a part of A Northwest Collaborative, 1998.



Lake 2.2.

Parcels with Additional Unit Capacity

Legend

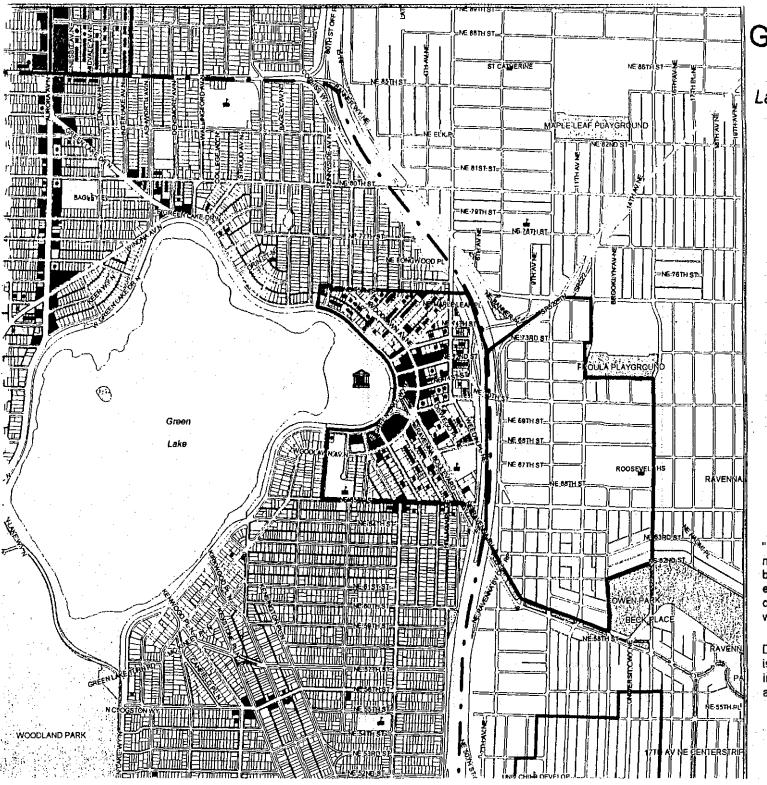
- Urban Village Boundar
- Planning Area Boundar
 - Blocks
- Parks
 - Parcels with Additional Unit Development Capacity
 - Schools
- Community Center

| Zoning | Add I Unit Cap |
|---------------|----------------|
| [<u>L2</u> | 101 |
| C1 SF 5000 | 432 |
| SF 5000 | 0 |
| L2RC | 12 |
| NC1 | 96 |
| Li | n |
| NCJ | 500 |
| 13 | - 290 |
| LIRC | 12 |
| LIRC | 15 |
| HC2 | 257 |



Scale 1" = 23 miles

A Northwest Collaborative, 1998 Source of Data is City of Seattle Dataviewer CD Landownership data is current as of February 1997 Capacity Analysis derived from "Zoned Development Capacity Report," City of Seattle 1991



Green Lake 2020

Land Use and Development
Potential within the
Green Lake
2020 Planning Area

Land Use

- Business
 Industry/Utility
 Open Space
 Other Housing
 Public/Institutional
 Single Family
 Vacant/Unknown
 - Black dots on parcels indicate properties with development potential of additional units.

"Development capacity" calculates the number of housing units that could be built on a parcel based upon zoning, existing land use, valuation and other criteria. It is not a projection of what will be built or where.

Development capacity analysis is intended to provide general information about the location and amount of new housing units.



Appendix F. Outreach Summary

GREEN LAKE 2020 OUTREACH to the Business Community

On October 26, 1996, from 10:00 am until 4:00pm, Green Lake 2020 co-sponsored, with the Green Lake Community Center, a "Green Lake Community Fair." The Saturday was chosen to coincide with the annual "Green Lake Clean-up." On September 23, 1996, in preparation for the fair, Malcolm Boyles, Director of the Community Center, sent letters to each of the businesses in the Green Lake area, inviting their participation in the event. "This is a tremendous opportunity for Green Lake's business people to mingle with other businesses, the public, and some of the millions of Green Lake's visitor," Boyles wrote.

"Did you know that Green Lake has been designated a Residential Urban Village under the City of Seattle's Comprehensive Plan?"
Boyles' letter asked, and "Did you know that Green Lake 2020 is the newly formed neighborhood planning group as sanctioned under that Plan?" The letter went on to stress the important and vital role the area's businesses could and should play in the planning process.

Participation of the business community in the fair was scant and response to this and to other overtures to get involved in the planning process on their part was practically non existent. By December of 1996, a business-liaison committee of Green Lake 2020 had made contact with several area business owners and was instrumental in reviving a Green Lake Chamber of Commerce that has lapsed into dormancy some time before. One of the members of that liaison committee subsequently was hired away by the awakened Chamber to spearhead its revitalization effort. In February, 1997, Green Lake 2020 made a luncheon presentation to the reborn Chamber, urging the business community, as vital neighborhood stakeholders, to get involved in the planning process.

Green Lake 2020's Phase I consultant conducted face-to-face interviews with a select few of the business/property owners within the designated Residential Urban Village in order to identify a set of common issues. In general, the participation by businesses in the planning effort during this period was selective, restricted and passive one. Some of the businesses contacted allowed notices of neighborhood-wide meetings and workshops to be posted in their establishments. Meanwhile representatives of Green Lake 2020 made presentations to the Chamber of Commerce to keep its members abreast of planning events and developments.

In the late spring and early summer of 1998, after planning was well under way, a renewed effort was made to involve the business community in that effort. As Key Strategies emerged for the Residential Urban Village and the rest of the neighborhood. Green Lake 2020 made presentations of these to the Chamber of Commerce at their regular meetings. In June 1998, a Chamber -sponsored luncheon forum was presented on behalf of Green Lake 2020 by its consultants in order to elicit a discussion of area-specific commercial issues. An agreement on the part of the Chamber and Green Lake 2020 to conduct a formal mail survey to business owners fell through, but Green Lake 2020 did conduct a series of face-to-face interviews with twelve business owners during the summer of 1998 to solicit reactions to elements within the plan as they has been formulated to date.

Prior to the Town-meeting held at Bethany Lutheran Church on August 3, virtually all the business and property owners within the Residential Urban Village were informed of the meeting and of the (then) proposed downsizing of properties along E. Green Lake Dr.

N. and Woodlawn Avenue NE from NC2-65 to NC2-40 or NC2-30. Although few of the affected property/business owners attended the Town-meeting, several initiated conversations with the Green Lake 2020 chair and the Steering Committee's consultants over the weeks following the public event and began to familiarize themselves with the Green Lake 2020 Working Plan. On October 16, the Green Lake 20202 chair and Land Use Committee co-chairs invited a representative group of business/property owners to hear particulars of the Plan; voice their concerns and engage in a discussion that included representatives of the City of Seattle's Department of Construction and Land Use and City Councilman Nick Licata. As the North Central Outlook subsequently reported, "Business representatives were out in force" at the Green Lake 2020 rezone presentation at the Hearthstone on the evening of November 2.

On November 24, 1998. Seattle's Department of Neighborhoods facilitated a meeting between business/property owners and the Green Lake 2020 volunteer planners which resulted in a coalition position. In response to property owners' concerns about a reduction in heights making property development economically impracticable, the steering committee offered to retreat from its rezone proposal in exchange for the business community's buying off on the rest of "the Plan" and for actively joining in the planning process from that point on, which several did, especially addressing neighborhood design guidelines and parking management planning.

GREEN LAKE 2020 PHASE II 1998 OUTREACH CHRONOLOGY

Monday, January 5th
Monday, February 2nd
Monday, March 9th

Public Meeting at Green Lake Library 7 - 9 p.m.
Public Meeting at Green Lake Library 7 - 9 p.m.
Public Meeting at Green Lake Library 7 - 9 p.m.

Monday, April 6th "Community/Environmental Health Workshop" Public Meeting at Green Lake

Library 7 - 9 p.m.

Monday, April 20th "Local Motion Transportation Workshop" Green Lake Presbyterian Church 7-9 p.m.

Monday, May 4th "Residential Urban Village & Community Character Workshp"

Public Meeting at Green Lake Library 7 - 9 p.m.

Friday, May 15th Saturation Mailer #1 Camera Ready

Monday, June 1st Public Meeting at Green Lake Library 7 - 9 p.m.

Tuesday, June 23rd Green Lake Business Community Forum

Sponsored by the Green Lake Chamber of Commerce, The Hearthstone, 12:00 p.m.

Saturday, June 27th Town Meeting & Town Meeting Survey

Green Lake Community Center 10 - 2 p.m.

Monday, July 6th Public Meeting at Green Lake Library 7 - 9 p.m.

Monday, August 3rd Residential Urban Village Workshop

Bethany Lutheran Church 7 - 9 p.m.

Monday, September 14th "A Community Dialogue About the Future"

Public Meeting at Green Lake Library 7 - 9 p.m.

Monday, October 5th Public Meeting at Green Lake Library 7 - 9 p.m.

End of October Green Lake Business Community Survey This survey targeted 12+ business and property

owners in the Residential Urban Village.

Monday, November 2nd Green Lake Rezone Analysis Event

The Hearthstone 5:30-8:30 p.m. Survey distributed and complied

Monday, November 9th Saturation Mailer #2 Camera Ready

Tuesday. November 24 Green Lake 2020 Meeting with Property owners Affected by Proposed Downzone

Hearthstone, 12 - 2:00p.m.

Monday, December 7th Public Meeting at Green Lake Library 7 - 9 p.m.

Monday, December 14th Green Lake 2020 Neighborhood Plan

VALIDATION EVENT

The Hearthstone 8 - 10:00a.m. and

6:30 - 8:30 p.m.

Survey distributed and compiled

Wednesday, January 13 Green Lake Community Council-

Public Meeting at Green Lake Library 8-8:45 p.m.

General publication of all meetings and events took place in the following publications: The Jet City Maven, North Central Oulook, and The Seattle Press.

GREEN LAKE 2020 REZONE SURVEY RESULTS November 2nd, 1998

Total of 22 surveys received.

Please select the option(s) that best describes your relationship to the Residential Urban Village:

(18) Property Owner

(0) Employee

(3) Resident

(1) Lease Holder

(8) Business Owner

(3)Other (G L Resident)

The following survey questions correspond to numbers on the attached map:

1) Change the zoning in the area bounded by East Greeniake Drive N and Woodlawn Avenue NE between NE Maple Leaf Place and NE 70th Street from neighborhood commercial with building heights of 65 feet ("NC2-65") to "NC2-30" or "NC2-40". This zoning change would lower the height of future buildings in this area from 65 feet to 30 or 40 feet.

Agree (8)

Disagree (14)

Reason for selection:

Agree: Preserve scale and character, view shed, 65 ft. too high, preserve view from the lake. Woodlawn already has its share of traffic.

Disagree: Could be done well.

Economic impact will be too great if reduced to 30'. 40' better.

Rezone will prohibit goals for urban village. Infeasible with current parking requirements.

Greater height will encourage better quality buildings.

Not everyone will build up to the allowable height.

Would limit and discourage development.

2) Facilitate the long-term relocation of Vitamilk operations. Eventually rezone the current commercial use ("C1-40") to neighborhood commercial ("NC2-40") and low-rise multifamily residential ("L-4") uses. This eventual relocation of Vitamilk would eliminate a commercial/industrial facility in the Residential Urban Village. A future rezone would change the allowed use of the Vitamilk property from an auto-oriented, primarily retail-service commercial area to a pedestrian-oriented shopping district with residential housing. The potential future building heights would remain unchanged at 40 feet.

Agree (11) Disagree (4)

Reason for selection:

Agree:

Their presence is adverse to the community coherence.

They would do better if located outside the city.

Noisy.

Incompatible use.

They have existed there longer than most of us.

It is dangerous for pedestrians.

More potential residential area.

Good for neighborhood; fewer big trucks.

Important to make Urban Village concept successful

Disagree:

Totally impractical.

Creates difficulty for achieving goals of the urban village.

Where would they relocate to?

Perhaps they could move towards the freeway, and then use the \$50,000 seed money to help them.

Concerns:

Agree:

Must be fair to Vitamilk, a longtime business.

No more expansion.

Since money was spent on expansion, it is unlikely that they will move soon.

Must include plently of parking and respectable shops.

40-foot height limit would create boring skyline; would prefer varied heights from 20 to 65 feet.

Disagree:

Don't use wording that will put pressure on Vitamilk. Wait until they relocate before considering rezones.

3a) Change the zoning of the area east of 5th Avenue NE from NE Maple Leaf Place south to NE 70th Street from lowrise multifamily residential ("L-3") to midrise multifamily residential ("MR-60"). This zoning change would increase the height of future buildings from 30 feet to 60 feet in this area.

Agree (14) Disagree (5)

Reason for selection:

Agree:

Perhaps allow offices in these buildings too.

Buffers sound from freeway.

Adds needed density.

Good access from the freeway.

Good views for more people.

Follows contours of land.

The land has exceeded the buildings' value: more opportunity for people to live in Green Lake; it will control the rent hike by providing more housing.

Disagree:

Creates difficulty for achievement of goal.

Would impact property values on east side of freeway.

Not at the expense of NC2-65 owners.

Concerns:

Agree:

Designs must integrate with neighborhood.

No higher than 60'.

Parking.

Pedestrian safety.

Public transportation accessibility.

The buildings are good for many years and development at greater heights may not happen for a long time.

3b) Alternative to (3a): Institute a density bonus system for the area east of 5th Avenue NE from NE Maple Leaf Place south to NE 70th Street that allows these property owners a density increase only if development projects are terraced down from east to west and contain a certain number of units that are affordable to households earning moderate income (50-80 % of City median). This proposed change would maintain the existing zoning of lowrise multifamily housing ("L-4"), but would allow height increases if the aforementioned conditions were met.

Agree (7) Disagree (10)

Reason for selection:

Agree:

More interesting and aesthetic neighborhood.

Option 3a has an advantage over 3b.

Disagree:

Mechanism for policing.

Bonus system not defined well vet.

Greater height will not increase lower cost housing.

Moderate income housing is not appropriate in this location.

Green Lake has enough affordable housing.

Bonus should be more design review.

Prefer proposal 3A.

Better apartments would be developed if this requirement were not included.

Concerns:

Agree:

Too many restrictions.

Disagree:

Buildings should not be higher than 60".

Reduced quality of buildings with affordable units

4) Change the zoning of lots in the area south of Woodlawn Avenue NE to NE 65th Street, between Sunnyside Ave N and 4th Avenue NE that are currently zoned single family residential ("SF-5000") to residential small lot allowing tandem housing ("RSL/T"). This zoning change would allow the number of homes on a 5,000 square foot lot to increase from one house to two houses.

Agree (12) Disagree (2)

Reason for selection:

Agree:

Increases housing stock.

This is already a dense area.

Helps increase density and lowers cost of housing.

Disagree:

Most buildings in this area are already ugly appartments.

4th Avenue already has enough apartment buildings and multiple families.

Concerns:

Agree:

No "skinnies", tandem only, Must pass design review to fit character of neighborhood. Old bungalows may be torn down. Parking. Public transportation accessibility. Pedestrian safety.

GREEN LAKE 2020 VALIDATION EVENT Partial Survey Results December 14

Green Lake 2020 Nelghborhood Planning Key Integrated Strategies #1 Create a Vibrant Urban Village

- 1. Develop design guidelines specific to Green Lake which respect and reinforce the existing neighborhood scale and character.
- (43) Support
- (5) Do not support
- (4) Neutral/No opinion
- 2. Encourage businesses with high sidewalk appeal, that are pedestrian-friendly and offer a unique appearance that adds to the neighborhood character.
- (48) Support
- (2) Do not support
- (3) Neutral/No opinion
- 3. Develop Woodlawn Ave. N.E. into a viable "main street" for the Residential Urban Village
- (42) Support
- (6) Do not support
- (4) Neutral/No opinion
- 4. Develop a plaza in the heart o the Residential Urban Village.
- (31) Support
- (10) Do not support
- (11) Neutral/No opinion
- 5. Change the zoning in the southern part of the Residential Urban Village to allow for residential small lots and tandem housing.
- (22) Support
- (19) Do not support
- (11) Neutral/No opinion

Green Lake 2020 Neighborhood Planning Additional Goals, Policies & Recommendations Land Use, Community Character & Business

- 1. Develop a network of "green streets" and "key pedestrian streets" to encourage pedestrian traffic throughout the neighborhoods and the Residential Urban Village.
- (46) Support
- (4) Do not support
- (1) Neutral/No opinion
- 2. Support incremental growth through the creation of accessory dwelling units within the single-family areas.
- (33) Support
- (11) Do not support
- (6) Neutral/No opinion
- 3. Improve the intersection of Winona and Aurora for pedestrians.
- (39) Support
- (0) Do not support
- (13) Neutral/No opinion
- 4. Establish design guidelines for new construction and remodels that are adjacent to single family residences to ensure a graceful transition.
- (46) Support
- (3) Do not support
- (3) Neutral/No opinion
- 5. Create/maintain "green" on Green Lake Drive N. and N. 80th St. including benches, garbage cans, trees and planting where appropriate.
- (46) Support
- (1) Do not support
- (5) Neutral/No opinion
- 6. Attract neighborhood-friendly businesses along Aurora, such as Chubby and Tubby and the PCC.
- (48) Support
- (2) Do not support
- (2) Neutral/No opinion